



CITY OF JERSEY CITY
ERRAMIAH T. HEALY, MAYOR

**HOUSING, ECONOMIC DEVELOPMENT
AND COMMERCE DEPARTMENT**

DIVISION OF CITY PLANNING

**30 MONTGOMERY STREET SUITE 1400
JERSEY CITY, N.J. 07302-3821
PHONE: 201.547.5010
FAX: 201.547.4323**

July 8, 2009

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, July 14, 2009 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director, HEDC

File

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of July 7, 2009.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Swear in City Planning Staff
6. Old Business:
7. New Business
8. Case: P09-019 Minor Site Plan with “c” variances
Applicant: Metro PCS New York LLC
Attorney: Dean Stamos
Review Planner: Jeff Wenger
Address: 300 Communipaw Avenue
Block: 2049 Lot: 1
Zone: Morris Canal Redevelopment Plan
Description: Installation of cellular phone antennas
Variances: Building height
Decision: Approved.
9. Case: P09-004 Preliminary Major Site Plan
Applicant: Phung Nguyen
Attorney: pro se
Review Planner: Kristin Russell
Address: 636-640 Communipaw Ave.
Block: 1931 Lot: 6D.99, 4B
Zone: Monticello Redevelopment Plan
Description: Change of use from existing retail (laundromat) into a restaurant.
Decision: Approved with condition.
10. Case: P06-024 Preliminary & Final Major Site Plan with “c” variances
Applicant: Alberto Grossetti
Attorney: James Burke
Review Planner: Kristin Russell
Address: 751-753 Tonnele Ave.
Block: 983-984 Lot: PL.A
982 55 (Lundy Ln.)
Zone: HC Highway Commercial
Description: 2-story retail with storage space and 25 parking spaces.
Variances: lot area, perimeter setback, building coverage, lot coverage
Decision: Approved with conditions.
11. Case: P09-023 Preliminary and Final Major Site Plan with variances
Applicant: Chosen Estates, LLC
Attorney: Charles Harrington, III Esq.
Review Planner: Maryann Bucci-Carter, Sandra Sung
Address: 298-300 Magnolia Avenue
Block: 1862 Lot: 32 & 33
Zone: Office Residential
Description: Construction of a five story building containing 15 residential dwelling units and 5 on-site parking spaces
Variances: Minimum Lot size, Minimum Lot Width, Minimum Side Yard, Minimum Rear Yard and Minimum Number of Parking spaces.
Carried to July 21, 2009 regular meeting.
12. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
 1. Resolution of the Planning Board of the City of Jersey Approving Amended Resolution for Preliminary Major Site Plan # P07-116 submitted by Wells Management Co., Inc. (95 Christopher Columbus Drive).
 2. Resolution of the Planning Board of the City of Jersey Approving 3 year extension of Preliminary and Final Major Site Plan with deviations # P 04-024 submitted by Ventura Land Acquisitions LLC on behalf of Homeland Properties, LLC (94,96 & 98 Ege Avenue)
 3. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary Major site Plan with deviations# P04-086.1 submitted by Morgan Point, LLC (159 thru 169 Morgan St., 172 thru 180 Steuben St. & 328 - 330 Marin Blvd.).
 4. Resolution of the Planning Board of the city of Jersey Approving Preliminary and Final Site Major Site Plan # 06-030.3 submitted by Newport Assoc. Dev. Corp.(110 River Drive-“The Aquablu”).
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P09-018 submitted by Summit Plaza Associates (700 Newark Avenue).
 6. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P09-014 submitted by Fermonides Fernandez (68 MLK Dr. Realty, LLC.) for (68 MLK Drive).
 7. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan # P08-084 submitted by Elizabeth May (502 Washington Blvd.).
13. Executive Session, as needed, to discuss litigation, personnel or other matters
14. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD